Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

g07/27-29 Koonawarra Street, Clayton Vic 3168

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$560,000		&		\$615,000	C			
Median sale pi	rice								
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Clayton	
Period - From	20/05/2024	to	19/05/2025		So	urce	Property	y Data	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1213/868 Blackburn Rd CLAYTON 3168	\$570,000	06/03/2025
2	1101/2 Connam Av CLAYTON 3168	\$580,000	22/01/2025
3	313/864 Blackburn Rd CLAYTON 3168	\$565,000	26/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

20/05/2025 17:14









Property Type: Agent Comments Indicative Selling Price \$560,000 - \$615,000 Median Unit Price 20/05/2024 - 19/05/2025: \$580,000

Comparable Properties

1213/868 Blackburn Rd CLAYTON 3168 (VG) 2	Agent Comments
Price: \$570,000 Method: Sale Date: 06/03/2025 Property Type: Strata Unit/Flat	
1101/2 Connam Av CLAYTON 3168 (REI/VG) 2 2 2 1 Price: \$580,000 Method: Private Sale Date: 22/01/2025 Property Type: Apartment	Agent Comments
313/864 Blackburn Rd CLAYTON 3168 (VG) 2 - -	Agent Comments
Price: \$565,000 Method: Sale Date: 26/11/2024	

Account - Barry Plant | P: 03 9803 0400



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

Property Type: Strata Unit/Flat

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.